



San Diego East County Economic Development Council Foundation

EPA Brownfields Community Wide Assessment Grant Narrative Information Sheet

1. Applicant Identification

East County Economic Development Council Foundation
127 East Lexington Avenue
El Cajon, CA 92020

2. Funding Requested

a. Assessment Grant Type: Community-Wide

b. Federal Funds Requested

i. **Request amount:** \$300,000.00

ii. **Site-Specific Assessment Grant Waiver:** Not Applicable

c. Contamination: Hazardous Substances (\$150,000) and Petroleum (\$150,000)

3. Location

a. City: El Cajon

b. County: San Diego

c. State: California

4. Property Information for Site-Specific Applications: Not Applicable

5. Contacts

a. Project Director

James Sly, Vice President and COO

Phone: 619-258-3670

Email: james.sly@eastcountyedc.org

Mailing Address:

East County Economic Development Council Foundation

127 East Lexington Avenue, El Cajon, CA 92020

b. Chief Executive/Highest Ranking Elected Official

Jo Marie Diamond, President and CEO

Phone: 619-258-3670

Email: jo-marie.diamond@eastcountyedc.org

Mailing Address:

East County Economic Development Council Foundation

127 East Lexington Avenue, El Cajon, CA 92020

127 East Lexington Avenue
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P. (619) 258-3670
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www.eastcountyedc.org



San Diego East County Economic Development Council Foundation

6. Population

East County Economic Development Council Foundation is a charitable non-profit exempt from taxation under Section 501 (c) (3). The target area for this grant is located in El Cajon, California. Population: 103,241

7. Other Factors Checklist

| Other Factors | Page # |
|---|---------------|
| Community Population is 10,000 or less | |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States territory. | |
| The priority brownfields site is impacted by mine-scarred land. | |
| The priority site is adjacent to a body of water (the border of the priority site is contiguous or partially contiguous to the body of water, or would be but for a street, road or other public thoroughfare separating them). | 2 |
| The priority site is in a federally designated floodplain. | |
| The reuse of the priority site will facilitate renewable energy from wind, solar or geothermal energy; or will incorporate energy efficiency measures. | 2,3 |
| 30% or more of the overall budget will be spent on eligible reuse planning activities for the priority brownfields sites within the target area. | |

8. Letter from the State or Tribal Environmental Authority

Please see attached letter from the Regional Water Board acknowledging the East County EDC Foundation's plan to conduct assessment activities and plan to apply for FY20 federal brownfields grant funds.

Sincerely,

East County EDC

Jo Marie Diamond
President and CEO

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El Cajon, CA 92020
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www.eastcountyedc.org



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

December 3, 2019

Jo Marie Diamond
President and Chief Executive Officer
East County Economic Development Council
127 E Lexington Ave
El Cajon, CA 92020

Via email: jo-marie.diamond@eastcountyedc.org

ACKNOWLEDGMENT OF A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD ASSESSMENT GRANT PROPOSAL FOR \$300,000

Dear Ms. Diamond:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency acknowledges and supports the East County Economic Development Council's (EDC), application for a U. S. Environmental Protection Agency (USEPA) Brownfield Community Wide Brownfields Assessment Grant (US EPA grant) for the El Cajon Opportunity Zone (ECOZ), which includes the El Cajon Civic Center and is dissected by El Cajon Boulevard and East Main Street. EDC will be requesting a funding amount of \$300,000.

As we understand it, to qualify as an opportunity zone (OZ), an area must meet certain criteria, including a higher than normal poverty rate and lower than normal area median income. We also understand that OZs and related investment funds were created to stimulate private investment in OZ communities in exchange for capital gain tax incentives. It is this very investment that the EDC and City of El Cajon, the EDC's strategic partner, seeks to capitalize on, for the benefit of the citizens of East County and El Cajon, in terms of the creation of jobs, affordable housing, investment in new businesses, and strategic development of underutilized properties.

In order for the ECOZ to be successful, there are number of obstacles that must be overcome. Notably, there are estimated to be over 100 brownfield or potential brownfield sites within the ECOZ, including numerous current and former gas stations

along the El Cajon Boulevard/East Main Street corridor (former Route 80), current and former dry cleaners, and current and former industrial properties. We understand that in order to facilitate your economic development goals, and address the disinvestment in the ECOZ, that it will be imperative that brownfields sites be inventoried, assessed, investigated, and, to the extent necessary, remediated. Left alone, brownfields sites can be a detriment to property value and investment and can result in unintended water quality impairments or health risk.

The EDC's ability to secure these grant funds will significant assist the residents and businesses in the ECOZ and surrounding area by removing uncertainty about possible environmental impacts, offsetting at risk due diligence and soft costs, and moving projects forward toward entitlement and development.

We look forward to the possible award of the USEPA grant to the EDC to facilitate the success of the ECOZ and the realization of the EDC and City of El Cajon's goals. DTSC stands ready to provide the necessary technical support and regulatory oversight, as needed, for projects and sites that are covered by the grant. If you need further information or assistance regarding specific brownfield sites, or any of the DTSC's brownfield programs, please feel free to contact me at Maryam.Tasnif-abbasi@dtsc.ca.gov .

Sincerely,



Maryam Tasnif-Abbasi
Brownfields/128(a) Grant Coordinator
Site Mitigation and Restoration Program
Department of Toxic Substances Control Lathrop Gate N



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Located in the interior valleys adjacent to San Diego, the East County subregion includes the municipalities and unincorporated areas of east San Diego County, California. Surrounded by mountains, the City of El Cajon (the City), is located in East San Diego County. El Cajon roughly translates from Spanish as “The Box;” a name that nods to its history as an early agrarian (herding and farming) area; it is also known as a crossroads for gold miners on their way to the coast and immigrants on their way to San Diego from the east. Located only 17 miles from downtown San Diego, El Cajon (population 103,241, *US Census 2018*) grew out of the commerce-lined, historic US 80 Highway that routed through downtown and became its Main Street. This commercial corridor was the heart of travel, industry and business in El Cajon, until the completion of the Interstate 8 freeway system in the 1960s that bypassed the City. With little incentive for investment and redevelopment, the Main Street corridor remained widely untouched and increasingly blighted. In contrast, similar to other large metropolitan areas in California, housing and population pressures have only increased throughout the East County. El Cajon has continually grown and become a diverse community with a high percentage of immigrants (more than 30%) and critically high poverty rates (over 37% in some census tracts) (*US Census*). This population growth has occurred in spite of the fact that few of its citizens are employed in El Cajon/East County. More than 70% of the population commutes to work outside the region (*San Diego Association of Governments, SANDAG*), adversely affecting the local economic conditions, regional air quality and sustainability. As a collaborative partner in the region, the East County Economic Development Council Foundation (ECEDCF) is working with the City to identify funding opportunities to incentivize and spark private redevelopment that would create local jobs, affordable housing and revitalize the community.

The **El Cajon Opportunity Zone Corridor is the target area (El Cajon OZ TA or TA) for this grant application.** The El Cajon OZ TA is centered along Main Street in El Cajon and is focused on five census tracts (158.02, 157.03, 159.01, 158.01 and 157.01), identified by the City and State as low-income and disadvantaged. The opportunity zone (OZ) designation provides for redevelopment tax incentives. An EPA Brownfields Assessment Grant would provide much needed funds to address the environmental legacy of industry, drycleaners, filling stations and auto repair along the historic US 80 Corridor (Main Street and El Cajon Boulevard).

ii. Description of the Priority Brownfields

As illustrated in the table below, the entire length of the El Cajon OZ TA is characterized by aging industrial and commercial properties.

Sites of Potential Environmental Concern within the Target Area (Source: EDR)

| Database | Number of Sites |
|--|-----------------|
| LUST (Leaking Underground Storage Tanks) | 94 |
| EDR Hist. Auto | 120 |
| UST (Underground Storage Tanks) | 22 |
| Hist. UST (Historic Underground Storage Tanks) | 63 |
| SWEEPS UST | 37 |
| EDR Hist Cleaner | 70 |
| Brownfields/US Brownfields | 27 |
| Potential Brownfield sites: | 433 |



Within the framework of OZ investment, employment centers and transit-oriented development, multiple priority sites within the TA have been identified by the community. The table below lists sites that are prioritized both for their environmental challenges and their potential to create the desired catalytic redevelopment in the El Cajon OZ Target Area.

Priority Brownfields Sites in El Cajon OZ Target Area

| Priority Sites | Environmental Challenges/Opportunities |
|--|---|
| Civic Center Planning Area – Site #1A, Parcel between the Police Station and Magnolia Avenue | Historic commercial land use. Multiple historic hazardous materials and/or petroleum uses (dry cleaners, underground petroleum storage tanks, automotive service/repair) in the vicinity. <i>Targeted for potential hotel development, ideally located in downtown close to restaurants and retail.</i> |
| Civic Center Planning Area – Site #1B, Parcel south of the existing courthouse | Multiple historic hazardous materials and/or petroleum uses (dry cleaners, underground petroleum storage tanks, automotive service/repair) at or near site and in the vicinity. <i>Targeted for potential residential and/or mixed use development.</i> |
| Douglas and Magnolia Area – Site #2 | An historic dry cleaner and historic UST release is located adjacent this site. Multiple dry cleaners, underground petroleum storage tanks, and automotive service/repair site are located in the general vicinity. <i>Targeted for potential residential and/or mixed use development.</i> |
| West Main/El Cajon Boulevard and Douglas Area – Site #4 | Historic and current land use includes a restaurant and motel, and a gasoline service station in the western portion of this site. Next to Forester Creek. <i>Targeted for potential residential and/or mixed use development approximately 0.7 miles from available mass-transit.</i> |

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The ECEDCF, the City and other regional partners have recently undertaken planning efforts, focused on employment center growth, sensitive core communities, revitalization, sustainability and transportation. The TA and priority sites with specific reuse plans (listed in table above) are key to the region's commitment for revitalization that is inclusive and transformative for existing communities. The following plans tie directly to the TA discussed in this application and provide a framework for prioritization and reuse strategies.

-Enhanced Infrastructure Financing District (EIFD): Feasibility study, looking at public-private financing to implement East County's vision to improve housing/job balance and create employment where talent lives.

-San Diego Forward: The 2019 Regional Transportation Plan: Identified "5 Big Moves" for transportation, including, Complete Corridors. In August 2019, the ECEDCF requested a two part Traffic/Job Interaction Study from SANDAG to increase growth of high-quality jobs in East County and reduce commuters leaving East County. This outcome is expected to also decrease pressure on existing roadways and decrease air emissions.



-El Cajon Economic Development Strategy (Draft October 2019): Specific focus on TA demographics, resources and opportunities for redevelopment. The strategy calls out specific priority sites that may be catalytic to reinvestment.

-Downtown El Cajon Specific Plan 182 (Amended April 2019): Establishes land use patterns and design standards for downtown El Cajon and the majority of the TA, including promoting mixed use and transit oriented development and affordable housing.

ii. Outcomes and Benefits of Reuse Strategy

Throughout the TA, infill development, transit-oriented development and job creation are the top priorities for reuse. By assessing priority sites and building *into* existing communities, the ECEDCF and City hope to support the regional needs for revitalized communities and employment opportunities closer to home. The Target Area for this grant application is specifically tied to its OZ designation. The OZ status will help to create interest in specific sites and stack economic development incentives. Layered with catalytic Brownfields Assessment grant dollars, to diminish environmental uncertainties, these programs will spark the critical projects our disadvantaged community is waiting for and relying on.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

ECEDCF receives funding to serve as a problem-solver or facilitator for the East County region. Its funding cross-section includes grants, contracts, and membership dues from governmental, educational, non-profit, and for-profit partners. In addition to ECEDCF support through studies and economic development activity, the City of El Cajon and the TA are eligible for the following incentives focused on financing redevelopment and infrastructure:

- Affordable Housing Authority (AHAs)
- Workforce Housing Opportunity Zones (WHZO)
- Community Revitalization and Investment Authority (TIF Incentives)
- Enhanced Infrastructure Financing Districts (EIFDs)
- Neighborhood Infill Finance & Transit Improvement Act (NIFTI) Incentives
- Strategic Growth Council Affordable Housing and Sustainable Communities Incentives

ii. Use of Existing Infrastructure

Inside the TA, sufficient infrastructure exists, including transportation (roads, transit), utilities (water, sewer, power), and community services (schools, medical, parks, fire, police) that can be repurposed to support the desired infill development. Across the TA where infrastructure is old or deficient, there is identified funding potential through tax increment financing to provide replacement or repairs.

1. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

Recent government mandates and changes in financing for the redevelopment of blighted and underutilized properties has created a strain on the region's ability to assess and plan for brownfields redevelopment in the El Cajon OZ TA. Without a source of funding, these changes are a substantial impediment to infill redevelopment along the Main Street corridor. Previously, the City formed a Redevelopment Agency to remove blight by re-investing property tax increment funds into public-private projects and using unique redevelopment tools. In 2012, this tool was lost when the California



State legislature eliminated jurisdiction's ability to use redevelopment for acquisition and financing of blighted properties.

With the loss of redevelopment powers, ECEDCF and its partners are exploring the creation of Enhanced Infrastructure Financing Districts to generate tax increment funding for infrastructure improvements that are supportive of new and infill development. However, this process will take time and additional funding is needed now to ensure that catalyst projects begin the process of redevelopment and job creation in the TA.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: One-third of the El Cajon OZ Target Area consists of immigrants that are foreign born and largely of Middle Eastern descent (*US Census*). Iraqis have immigrated to San Diego County for the last 30 years, many of them fleeing war and religious persecution in their motherland. More than 60,000 Chaldeans, or Iraqi Christians, live in El Cajon. Resettlement agencies see El Cajon, with its existing network of resources and community services in Arabic, as a prime location for refugees who do not have family in the United States (*LA Times*, 2017). Children under the age of five years make up 9% of the population in the TA census tracts, a higher percentage than the state and national percentages for young children (*EPA EJ Screen*). Children in El Cajon also experience much higher rates of poverty than their national counterparts, with 31.4% of children living in poverty (*San Diego County 2017*). Adults over the age of 64 make up 11% of the population in the TA (*EPA EJ Screen*). In addition, the majority of the population, 67% of the TA, are considered low-income compared to 33% nationally (*EPA EJ Screen*). Nearly 13% of the El Cajon community lives with some type of disability, physical or cognitive challenge. These sensitive populations are routinely impacted by a lack of services and employment opportunities, infrastructure, blight and regional environmental issues.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The impact of brownfields and cumulative environmental factors is readily apparent in the prevalence of disease and illness in the community. Assessing health outcomes and access to health care, grocery stores, parks and various other community health factors, Dignity Health generates a Community Need Index score for counties across the country. Based on these factors, El Cajon ranked among the neediest, with an index score of 4.2 (with 5 being the highest need).

The frequency of brownfields in the TA contributes to asthma health risks by promoting sprawl and inhibiting infill development which increases reliance on cars. Data from the San Diego County Department of Health and Human Services (H&HS) notes that **13.7% of residents have been diagnosed with asthma by a health provider**, compared to 7.3% statewide and 12.9% nationally.

According to the Center for Disease Control and Prevention (CDC) health data, the TA's diabetes rate (13.7%), cancer rate (6.3%), incidence of high blood pressure (33.4%) and heart disease rate (8.4%) are all notably higher than both the county and national averages. This could be exacerbated by exposure to contaminated properties, or through contamination of groundwater or surface runoff from brownfields into surface waters.

(3) Disproportionately Impacted Populations: The TA community has a disparate amount of environmental challenges compared to the region as a whole and measured against challenges throughout the United States. The impacts range from air quality, proximity to contaminated sites, widespread groundwater impacts and the physical and social threats of blight and industrial contamination. The US EPA Environmental Justice (EJ) screening tool combines environmental and demographic indicators to create EJ index categories. The tool then compares these categories across



geographic regions (**higher percentile indicates a greater EJ impact for sensitive populations**). The population in the TA community are among the most vulnerable in the country for exposure to environmental risk indicators affecting EJ populations (above 70th Percentile, across nearly all categories).

US EPA Environmental Justice Screen - <https://ejscreen.epa.gov/>

| Environmental Justice Index Categories | TA vs. US (percentile) |
|--|------------------------|
| PM2.5 (fine particulate matter in the air) | 88th |
| Ozone (ozone in air) | 89th |
| NATA* Diesel PM (diesel particulate matter in air) | 84th |
| NATA* Air Toxics Cancer Risk (cancer risk for inhalation of air toxics) | 89th |
| NATA* Respiratory Hazard Index (respiratory air toxic risk) | 89th |
| Traffic Proximity and Volume (count of vehicles a day divided by distance) | 92nd |
| Hazardous Waste Proximity (count of storage, disposal hauler of hazardous waste divided by distance) | 94th |
| Water Discharge Proximity (count of major direct water dischargers divided by distance) | 93rd |

Air pollution and respiratory hazard risks are likely related to the proximity of industry (petroleum, production facilities), major transportation corridors located adjacent to the TA and regional air quality issues. As is indicated by the EJ Screen, many of the TA residents live close to current or former industrial operations or hazardous waste storage/disposers. The disadvantaged community surrounding the El Cajon OZ TA ranks amongst the highest in the country for proximity to traffic and hazardous sites, directly linking their risk to environmental factors to the industrial and commercial legacy of the region.

b. Community Engagement

i. Project Partners (see table below)

ii. Project Partner Roles

The ECEDCF currently partners with various government and public agencies, small and large, to foster economic development, redevelopment, incentivize sustainable infrastructure development, solve environmental challenges and strengthen employment opportunities.

The East County sub-region prides itself on the community groups that consistently collaborate with the regional partner to improve the health and vitality of our residents and environment. We have identified and work with numerous local government, non-profits and private sector partners that have a vested interest in the Target Area's renewal and sustainable growth. Listed below are some of the community partners that will contribute to the planning and implementation of the ECEDCF Brownfield Program.

Brownfields Program Partners

| Partner Name | Point of Contact (name, email & phone) | Specific Role in the Project |
|---------------------------------|---|--|
| East County Chamber of Commerce | Rick Wilson, CEO 619-440-6161 RickW@eastcountychamber.org | Link to El Cajon and greater East County business community. Active Government Affairs and Land Use Committee. Will provide information to potential developers, work with the business community. |
| City of El Cajon | Graham Mitchell City Manager | Location of Target Area |



| | | |
|--------------------------------------|--|---|
| | (619) 441-1716 GMitchell@cityofelcajon.us | Local entity. Will support brownfields decision-making and prioritization, provide project area concept plans, provide additional municipal incentives for redevelopment. |
| County of San Diego | Michael De La Rosa Group Program Manager Planning & Development Services (858) 495-5308 Michael.DeLaRosa@sdcounty.ca.gov | Land owner in the TA. Will support brownfields decision-making, distribute information related to the program. |
| El Cajon Planning Commission | Humbert Carbera Contact through City Department Community Development - Planning Group (619) 441-1742 | Review any redevelopment plans of the TA to ensure their alignment with the City General and TA Specific Plan and other policies (like housing) |
| El Cajon Collaborative | Carol Lewis (619)447-4380 Carol.lewis@elcajoncollaborative.org | Builds relationships, leverages resources and promotes best practices to enhance the quality of life for children, youth and families. They will work with the Brownfields Program to ensure environmental justice and social equity concerns are met. |
| San Diego Association of Governments | Ray Major Chief Data and Analytics Officer (619) 595-5668 Ray.Major@sandag.org | Regional Planning to meet State mandated climate and environmental targets and address competition for transportation resources. The Plan will focus on existing employment centers and complete corridors where employment and housing are denser around transit and closer to subregional residents. Will partner to provide information for decision-making and distribute information |

iii. Incorporating Community Input

The ECEDCF recognizes that it is essential to include community residents and stakeholders throughout all phases of project planning and implementation. A Community Involvement Plan (CIP) will be developed to formalize, plan and implement brownfields activities. Our local business community is active and our residents have a rich history of involvement with neighborhood associations and non-profits working on economic development, environmental challenges, affordable housing, cultural diversity, equity and health issues. We feel confident that we have existing relationships and the right variety of media to reach these organizations and engage them throughout the grant cycle.

A multi-lingual promotional campaign, through community newsletters, ECEDCF, City of El Cajon and partner websites, and electronic mail will share information with key community leaders and citizens about scheduled meetings, proposed actions and solicitations of public input for the Brownfields Program. A language (Hispanic or Arabic) speaking interpreter will be provided at all community outreach events, and sites for all meetings will be ADA-accessible.



In order to fully engage the community, ECEDCF will also attend regularly scheduled community meetings and present at industry and non-profit partner meetings (realtors, chamber of commerce, housing and community development corporations, development groups such as the San Diego Housing Federation and lending institutions with active Community Reinvestment programs).

2. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

| |
|---|
| Task/Activity: Grant Management and Programmatic Support |
| i. Project Implementation: Management, execution and administration of the grant; this task will apply both to priority sites and non-priority sites. <ul style="list-style-type: none"> ECEDCF will contribute in-kind fringe benefits for staff time over the grant period. |
| ii. Anticipated Project Schedule: On-Going, Years 1-3 |
| iii. Task Lead: While the ECEDCF envisions itself primarily handling programmatic support activities in-house, budget has also been set aside for consultant support. |
| iv. Outputs: EPA quarterly reports, MBE/WBE forms, updates to the ACRES database, and other programmatic support necessary to maintain compliance with EPA cooperative agreement terms and conditions. |
| Task/Activity: Procurement of Qualified Environmental Professional |
| i. Project Implementation: Procurement of environmental professional. This task will apply both to priority sites and non-priority sites. <ul style="list-style-type: none"> ECEDCF will contribute in-kind fringe benefits for staff time over the grant period. |
| ii. Anticipated Project Schedule: First Quarter, Year 1 |
| iii. Task Lead: ECEDCF |
| iv. Outputs: Qualifications based selection of environmental consultant. |
| Task/Activity: Site Access and Site Selection |
| i. Project Implementation: Site access agreements and site selection procedures. This task will apply both to priority sites and non-priority sites. <ul style="list-style-type: none"> ECEDCF will contribute in-kind fringe benefits for staff time over the grant period. |
| ii. Anticipated Project Schedule: Beginning in 1 st and 2 nd Quarters, Year 1 for initial site selection procedures and then on-going; Years 1-3 |
| iii. Task Lead: ECEDCF will work with the consultant and community partners for this task. |
| iv. Outputs: Access agreement protocols and access agreements. |
| Task/Activity: Brownfields Inventory and Phase I & II ESAs |
| i. Project Implementation: Brownfields Inventory across the TA. Phase I and II Environmental Site Assessments for priority sites and sites discovered in the inventory process. The consultant will be required to submit a Quality Assurance Project Plan and Sample Analysis Plan to EPA Region 9 prior to conducting any environmental sampling under this task. This task will apply both to priority sites and non-priority sites. <ul style="list-style-type: none"> ECEDCF will contribute in-kind fringe benefits for staff time over the grant period. |
| ii. Anticipated Project Schedule: Beginning 2 nd Quarter, Year 1 and then on-going, Years 1-3 |
| iii. Task Lead: Consultant |
| iv. Outputs: Completion of one Brownfields Inventory. Completion of twelve Phase I ESA reports following ASTM E1527-13. Six Phase II ESA investigations following current ASTM and regulatory |



| |
|---|
| standards. Number of parcels for which Phase I and Phase II ESAs assessments are completed will be tracked and reported. |
| Task/Activity: Cleanup and Reuse Planning |
| i. Project Implementation: Cleanup plans and regulatory compliance/coordination requirements. Reuse planning to identify reuse opportunities to attract private investment, identify Brownfields issues for key parcels and provide an explanation of how these issues would impact various types of development. This task will apply both to priority sites and non-priority sites. <ul style="list-style-type: none"> ECEDCF will contribute in-kind fringe benefits for staff time over the grant period. |
| ii. Anticipated Project Schedule: Beginning 4 th Quarter, Year 1 and then on-going, Years 1-3 |
| iii. Task Lead: Consultant with ECEDCF and project partners |
| iv. Outputs: Three cleanup/reuse plans. |
| Task/Activity: Community Involvement |
| i. Project Implementation: Expand on the ECEDCF collaborative initiatives specifically related to the Target Area through meaningful public participation. This task also includes travel to the National Brownfields Conference. This task will apply both to priority sites and non-priority sites. <ul style="list-style-type: none"> ECEDCF will contribute in-kind fringe benefits for staff time over the grant period. |
| ii. Anticipated Project Schedule: On-going, Years 1-3 |
| iii. Task Lead: ECEDCF and project partners with consultant support |
| iv. Outputs: A Community Involvement Plan will be completed under this task. Multiple community outreach meetings, materials and stakeholder involvement. Participation of stakeholders in outreach activities and reuse planning will be tracked. Travel to the National Brownfields Conference. |

b. Cost Estimates

| Budget Categories | Task 1 Programmatic Support | | Task 2 Brownfields Inventory, Phase I and II ESAs | | Task 3 Cleanup/Reuse Planning | | Task 4 Community Engagement & Involvement | | Total |
|---|-----------------------------------|----------------|--|------------------|-------------------------------------|-----------------|--|-----------------|------------------|
| | Haz | Petro | Haz | Petro | Haz | Petro | Haz | Petro | |
| Personnel | \$2,500 | \$2,500 | \$1,250 | \$1,250 | \$1,250 | \$1,250 | \$2,500 | \$2,500 | \$15,000 |
| Fringe Benefits | - | - | - | - | - | - | - | - | |
| Travel | - | - | - | - | - | - | \$2,500 | \$2,500 | \$5,000 |
| Equipment | - | - | - | - | - | - | - | - | |
| Supplies | - | - | - | - | - | - | \$500 | \$500 | \$1,000 |
| Contractual | \$2,500 | \$2,500 | \$112,500 | \$112,000 | \$20,000 | \$20,000 | \$4,500 | \$4,500 | \$279,000 |
| Other | - | - | - | - | - | - | - | - | |
| Total Direct Costs | \$5,000 | \$5,000 | \$113,750 | \$113,750 | \$21,250 | \$21,250 | \$10,000 | \$10,000 | \$300,000 |
| Indirect Costs | | | | | | | | | |
| TOTAL BUDGET (Total Direct Costs + Indirect Costs) | \$5,000 | \$5,000 | \$113,750 | \$113,750 | \$21,250 | \$21,250 | \$10,000 | \$10,000 | \$300,000 |

Task 1, Programmatic Support: *Personnel:* \$2,500 from Haz. and \$2,500 from Petro. grant for salary costs. *Contractual Costs:* \$2,500 from Haz. and \$2,500 from Petro. grant to cover Qualified



Environmental Professional (QEP) support for program administration and compliance. We anticipate approximately 50 hours over the course of the grant term at \$100/hour for a total of \$5,000.

Task 2, Phase I and Phase II ESAs: *Personnel:* \$1,250 from Haz. and \$1,250 from Petro. grant for salary costs. *Contractual Costs:* We anticipate completing 10 Phase I ESA reports at a cost of approximately \$3,500 each (five Haz. and five Petro.). We anticipate completing six to seven Phase II ESA reports at a cost of approximately \$30,000 each (three Haz. and three Petro.) Costs will also include preparation of project plans.

Task 3, Cleanup and Reuse Planning: *Personnel:* \$1,250 from Haz. and \$1,250 from Petro. grant for salary costs. *Contractual Costs:* We anticipate completing four cleanup plans at a cost of approximately \$10,000 each (two Haz. and two Petro.).

Task 4, Community Engagement and Involvement: *Personnel:* \$2,500 from Haz. and \$2,500 from Petro. grant for salary costs. *Travel:* A total of \$5,000 has been budgeted to this task for two City staff to travel to the National Brownfields Conference. The budgeted amount includes airfare, food and lodging expenses. (\$2,500 from Haz. and Petro.) *Supplies:* \$1,000 has been budgeted for print materials (large maps, etc.) and public notice expenses (\$500 from Haz. and Petro.) *Contractual Costs:* A Community Involvement Plan will be completed under this task. The devoted \$9,000 will be used by QEP to support stakeholder and community meetings over the life of the grant. (\$4,500 Haz. and Petro.)

c. Measuring Environmental Results

At the conclusion of the three-year grant period, a report reviewing the project will be prepared and transmitted to EPA. The ECEDCF will track the number of environmental assessments, the number of cleanup plans and the number of sites that are successfully redeveloped and any mitigation strategies determined to be appropriated during agency coordination.

3. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. **Organizational Structure** (see below response, 4.a.ii)

ii. **Description of Key Staff**

The **East County EDC Foundation** was formed in 1998 as a 501(c)3 to address specific research, education, and economic development projects in conjunction with the **East County Economic Development Council**, a 501(c)6 business non-profit that celebrated its 25th Anniversary in 2009. The two organizations work together to promote economic development, educational, and research projects in the region's underserved communities and businesses. The Foundation received its final IRS 501(c)3 determination in January 2004. ECEDCF/ECEDC function as an intermediary between small business, government and academia. We are continually working to support small business by referring business owners to value-add partners, providing linkages to resource providers, and guiding owners through the various subsidies and government programs available.

ECEDC frequently manages projects on the regional, state, and national scale and has performed on reimbursable government grants/contracts for over 25 years. If awarded funding, the following ECEDCF/ECEDC staff will be involved in project implementation:

Staff Supervision –Jo Marie Diamond, President and CEO, ECEDCF. Ms. Diamond has worked for the ECEDCF/ECEDC since 2001. Ms. Diamond provides corporate and project oversight for research, web resource development, economic/business and technology analyses, and other projects with extensive experience overseeing government contracts/grants.

Project Director- James Sly, Vice President and COO, ECEDCF. Mr. Sly has worked for the ECEDCF/ECEDC for seven years. Mr. Sly has extensive experience with federally funded grant programs and the development of strategic partnerships and business development.



Accounting and Fiscal Reporting, In addition to internal oversight, ECEDCF utilizes an external accounting firm to assist management with financial reporting and transactional processing. Wade, Howard & Associates, CPAs LLP (WH&A) is an audit, tax and accounting firm that specializes in the audits of non-profit organizations, including the performance of single audits. ECEDCF will have oversight of the grant budget/reporting and will be supported by WH&A in the tracking of expenditures and financial submittals.

iii. Acquiring Additional Resources

In addition to our in-house staff, the ECEDCF will utilize highly qualified and experienced environmental consulting firms to provide management assistance and to perform technical work components (Phase I and II ESAs and cleanup planning). This will be contracted to consultants that have been procured under the ECEDCF's standard procurement practices and federal procurement requirements.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant- NOT APPLICABLE

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1) Purpose and Accomplishments

Since 2016, ECEDCF has been a sub-recipient on two, multi-phase Department of Defense (DoD) Office of Economic Adjustment (OEA) grants. These grant funded projects aim to support the creation and strengthening of defense supply chain through expansion and use of Connectory.com and workshops.

Propel San Diego, is meant to increase the strength and resilience of defense firms operating in San Diego County. The grant period for this project was July 2016 to June 2018. Funds through this grant were used by ECEDCF to complete the first phase of Connectory.com. This phase of the program's development contained over 5,000 detailed capability profiles of San Diego primary industry companies, over 90 percent of which are small businesses. These searchable profiles allow businesses to connect and market opportunities. The success of the Connectory.com has led to additional funding for Phase 2, which has added business profiles. Funding for this grant totaled \$1.25 million.

CASCADE, The California Advanced Supply Chain Analysis & Diversification Effort (CASCADE) is an initiative funded by OEA to bolster California's defense supply chain cybersecurity resilience. With CASCADE funding, the ECEDCF hosted ten Defense Supply Chain Resiliency Workshops during a two year grant term (July 2017 to August 2019). Funding for this grant totaled \$285,000.

2) Compliance with Grant Requirements

Throughout each grant period for the OEA grants, the ECEDCF was both timely and complete with the workplan, schedule and terms and conditions of the grant. Financial reporting, and grant deliverables were completed on time and with appropriate documentation of progress and completion.

Threshold Criteria Documentation

East County Economic Development Council Foundation FY20 Community Wide Assessment Grant

1. Applicant Eligibility

The East County Economic Development Council Foundation is a tax-exempt under section 501c3 of the Internal Revenue Code. Please see attached documentation letter from the Internal Revenue Service that demonstrates ECEDCF's non-profit status.

2. Community Involvement

The ECEDCF recognizes that it is essential to include community residents and stakeholders throughout all phases of project planning and implementation. A Community Involvement Plan (CIP) will be developed to formalize, plan and implement brownfields activities. Our local business community is active and our residents have a rich history of involvement with neighborhood associations and non-profits working on economic development, environmental challenges, affordable housing, cultural diversity, equity and health issues. We feel confident that we have existing relationships and the right variety of media to reach these organizations and engage them throughout the grant cycle.

A multi-lingual promotional campaign, through community newsletters, ECEDCF, City of El Cajon and partner websites, and electronic mail will share information with key community leaders and citizens about scheduled meetings, proposed actions and solicitations of public input for the Brownfields Program. A language (Hispanic or Arabic) speaking interpreter will be provided at all community outreach events, and sites for all meetings will be ADA-accessible. In order to fully engage the community, ECEDCF staff will also attend regularly scheduled community meetings and present at industry and non-profit partner meetings (realtors, chamber of commerce, housing and community development corporations, development groups such as the San Diego Housing Federation and lending institutions with active Community Reinvestment programs).

3. Expenditure of Assessment Grant Funds

The East County Economic Development Council Foundation does not have an active EPA Brownfields Assessment Grant.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JAN 05 2004

EAST COUNTY ECONOMIC DEVELOPMENT
COUNCIL FOUNDATION
1870 CORDELL CT
EL CAJON, CA 92020

Employer Identification Number:
33-0803460
DLN:
17053277726003
Contact Person: SHEILA M ROBINSON ID# 31220
Contact Telephone Number:
(877) 829-5500
Public Charity Status:
170(b)(1)(A)(vi)

Dear Applicant:

Our letter dated December 22, 1998, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity during an advance ruling period.

Based on our records and on the information you submitted, we are pleased to confirm that you are exempt under section 501(c)(3) of the Code, and you are classified as a public charity under the Code section listed in the heading of this letter.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:00 a.m. - 6:30 p.m. Eastern time.

Please keep this letter in your permanent records

Sincerely yours,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

ECEDCF-EPA Brownfields_Dec2019

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: East County Economic Development Council Foundation

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0802956680000

d. Address:

* Street1: 127 East Lexington Avenue

Street2:

* City: El Cajon

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 92020-4537

e. Organizational Unit:

Department Name:

n/a

Division Name:

n/a

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Jo Marie

Middle Name:

* Last Name:

Diamond

Suffix:

Title: President and CEO

Organizational Affiliation:

East County Economic Development Council Foundation

* Telephone Number: 619-258-3670

Fax Number: n/a

* Email: jo-marie.diamond@eastcountyedc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

East County Development Council Foundation Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant CA-050

* b. Program/Project CA-050

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2020

* b. End Date: 09/30/2023

18. Estimated Funding (\$):

| | |
|---------------------|------------|
| * a. Federal | 300,000.00 |
| * b. Applicant | 0.00 |
| * c. State | 0.00 |
| * d. Local | 0.00 |
| * e. Other | 0.00 |
| * f. Program Income | 0.00 |
| * g. TOTAL | 300,000.00 |

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Jo Marie

Middle Name:

* Last Name: Diamond

Suffix:

* Title: President and CEO

* Telephone Number: 619-258-3670 Fax Number:

* Email: Jo-Marie.Diamond@eastcountyedc.org

* Signature of Authorized Representative: Cat Kricorian * Date Signed: 12/03/2019